



54 Scoular Drive

Offers Over £250,000

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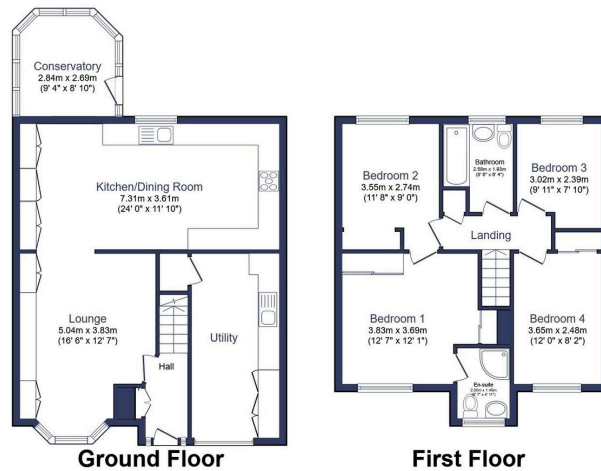


- Impressive Detached Property.
- Master With En Suite.
- Good Size Front Aspect Lounge.
- Conservatory.
- Boarded Out Loft With Lighting & Electric.
- Four Bedrooms.
- Three Piece Family Bathroom.
- Fantastic Open Plan Kitchen/ Diner.
- Landscape Garden With Patio Decking Area.
- Garage With Electric Charge Point & Driveway For Multiple Car Parking.



Impressive Four Bedroom Detached Family Home - North Seaton, Ashington.

Impressive 4 bedroom family home, This detached property sits on a spacious plot, offering future buyers four bedrooms, master with en-suite, a three piece family bathroom which completes the first floor accommodation. At ground floor level, there are two reception rooms that includes a spacious front aspect living room, an open plan modern kitchen/diner and conservatory which gives access to a good sized garden with patio decking area. Further benefits include garage and drive way for multiple car parking, the loft space is fully boarded out with lighting and electric sockets.



Total floor area 126.5 m² (1,361 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy performance certificate (EPC)																																		
54, Seaside Drive ASHINGTON NE5 5BE	Energy rating D	Valid until: 22 February 2028																																
		Certificate number: 0931-2817-7329-8426-9776																																
Property type	Detached house																																	
Total floor area	109 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-private-rented-property-current-energy-efficiency-standard-landlord-guidance)																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>OK</td> <td></td> </tr> <tr> <td>35-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-34</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	OK		35-54	E			21-34	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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